

ORDINANCE NO. 20110303-047

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE PARK PUD LOCATED AT 801 BARTON SPRINGS IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA, FROM COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-V-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2008-0145, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Crescent at Bouldin Creek Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500141, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 801 Barton Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance and the attached Exhibits A through E are the land use plan (the "Land Use Plan") for The Park planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City, including Ordinance No. 20020523-033 (establishing the Bouldin Creek neighborhood plan combining district) shall apply.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Zoning Map
- Exhibit B: Land Use Plan
- Exhibit C: PUD Notes
- Exhibit D: Grow Green Native and Adapted Landscape Plants and Invasive/Problem Plants
- Exhibit E: Austin Energy Green Building Program Commercial Rating Scorecard and Multifamily Rating Scorecard as of the date of this ordinance

PART 4. In accordance with the regulations in the City Code for a PUD, the following modifications apply to the PUD.

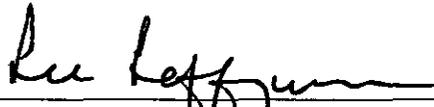
Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*) of the Code does not apply to the PUD to the extent that it conflicts with the Permitted Height Table and the Modified Compatibility Standards Table shown on the Land Use Plan.

PART 5. This ordinance takes effect on March 14, 2011.

PASSED AND APPROVED

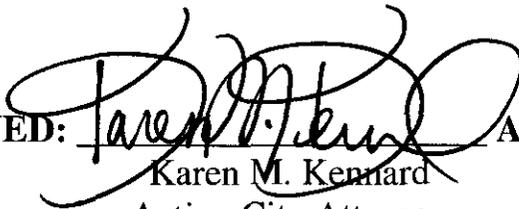
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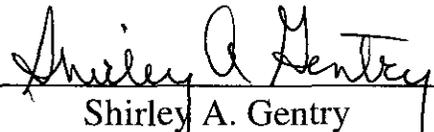
Lee Leffingwell
Mayor

APPROVED:

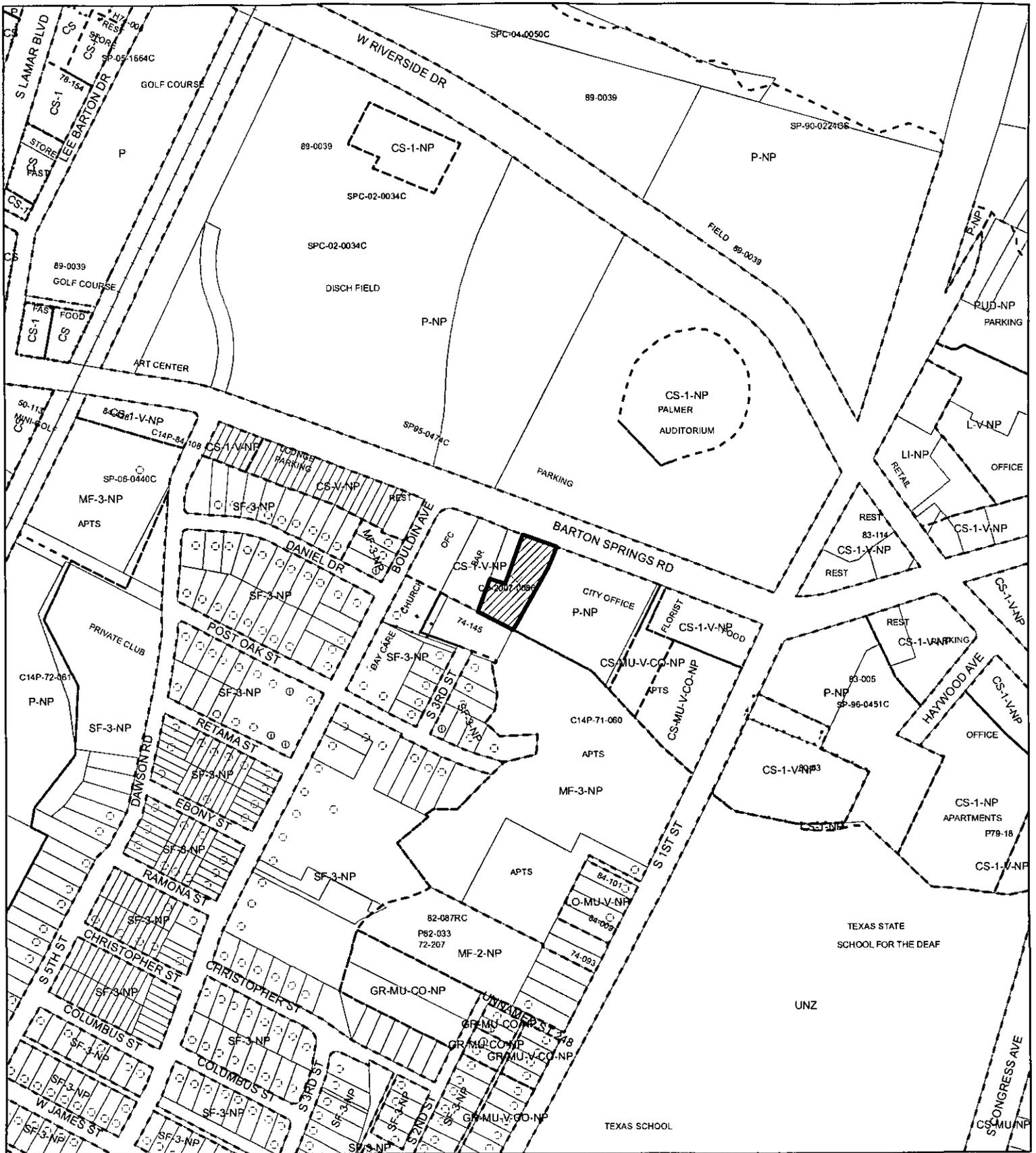


Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: **C814-2008-0145**
 ADDRESS: **801 BARTON SPRINGS RD**
 SUBJECT AREA: **0.796 ACRES**
 GRID: **H21**
 MANAGER: **C. PATTERSON**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PUD NOTES

EXHIBIT C

A. LAND USE

1. DEVELOPMENT OF THE PUD IS GOVERNED BY (I) THE ZONING ORDINANCE APPROVING THE PUD ZONING BASE DISTRICT FOR THE PROPERTY, (II) THE PUD LAND USE PLAN, AND (III) APPLICABLE RULES AND REGULATIONS SET FORTH IN THE CITY CODE. IN THE EVENT OF CONFLICT, THE ZONING ORDINANCE AND PUD LAND USE PLAN SHALL CONTROL.
2. THE L (LAKE COMMERCIAL) SITE DEVELOPMENT STANDARDS ARE APPLICABLE TO THE PARK PUD. CRITERIA SPECIFIED IN THE SITE DEVELOPMENT CRITERIA TABLES (SHOWN HEREIN) SUPERSEDE THE PROPOSED BASE DISTRICT REQUIREMENTS. THE SITE DEVELOPMENT CRITERIA TABLE AND THE ACCOMPANYING NOTES SHALL SERVE AS THE DEVELOPMENT STANDARDS FOR ALL USES.
3. LAND USES LISTED IN THE PERMITTED USE TABLE SHALL BE THE ONLY PERMITTED PRINCIPAL USES WITHIN THE PUD. ALL OTHER USES ARE PROHIBITED AS PRINCIPAL USES. ADDITIONALLY, OUTDOOR ENTERTAINMENT IS PROHIBITED AS AN ACCESSORY USE ON THE PROPERTY.
4. CONDOMINIUM AND MULTIFAMILY RESIDENTIAL USES MAY NOT EXCEED 49% OF THE GROSS AREA OF THE PROJECT.
5. THE PROJECT SHALL PROVIDE SPACE TO ONE OR MORE INDEPENDENT RETAIL OR RESTAURANT SMALL BUSINESSES WHOSE PRINCIPAL PLACE OF BUSINESS IS WITHIN THE AUSTIN METROPOLITAN STATISTICAL AREA.
6. COMPATIBILITY STANDARDS OF THE CITY CODE ARE APPLICABLE TO THE PUD EXCEPT AS MODIFIED BY THE PERMITTED HEIGHT TABLE AND THE MODIFIED COMPATIBILITY STANDARDS TABLE.
7. ANY RETAIL, COMMERCIAL OR MIXED USE STRUCTURE SHALL CONTAIN PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691(C) (WATERFRONT OVERLAY DISTRICT USES) OF THE CITY CODE ON THE GROUND FLOOR OF SUCH STRUCTURE. THE PRIMARY PEDESTRIAN-ORIENTED USE ON THE GROUND FLOOR OF THE STRUCTURE SHALL BE A RESTAURANT.
8. THE SOUTHEASTERN CORNER OF THE BUILDING SHALL INCLUDE A PEDESTRIAN-ORIENTED USE FACING EAST BOULDIN CREEK AND THE PATHWAY. STEPS SHALL BE PROVIDED FROM THE PATHWAY TO THE NATURAL GRADE AT THE SOUTHEASTERN CORNER OF THE PROPERTY.
9. REDEVELOPMENT OF THE TRACT SHALL BE ACHIEVED SUBJECT TO CITY CODE SECTION 25-8-26 (REDEVELOPMENT EXCEPTION). THE IMPERVIOUS COVER FOR THE PROJECT SHALL NOT EXCEED 92%.
10. HEIGHT FOR HIGHEST FLOOR SLAB OF PARKING GARAGE SHALL BE NO GREATER THAN 45 FEET.
11. SETBACK FROM BASE WALL FACE FRONTING ON BARTON SPRINGS ROAD SHALL BE A MINIMUM OF 8 FEET.
12. FINISHED GRADE FOR PURPOSES OF MEASURING HEIGHT ON ALL PORTIONS OF THE SITE WITHIN THE 100 YEAR AND 25 YEAR FLOOD PLAINS SHALL BE NO HIGHER THAN THE LOWER OF (A) THREE FEET ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION OR (B) THE MINIMUM NUMBER OF FEET ABOVE THE 100 YEAR FLOOD ELEVATION REQUIRED FOR COMPLIANCE BY APPLICABLE LAW.

13. ANY REFERENCES IN ANY OF THESE PUD NOTES OR TABLES TO THE NUMBERING OF CITY CODE SECTIONS SHALL MEAN THOSE SECTION NUMBERS AS THEY EXIST ON THE EFFECTIVE DATE OF THE ZONING ORDINANCE FOR THIS SITE

B. URBAN DESIGN

1. THE PROJECT SHALL PROVIDE ART MUTUALLY APPROVED BY THE OWNER OF THE PROPERTY AND THE ART IN PUBLIC PLACES PROGRAM IN OPEN SPACES BY PROVIDING THE ART DIRECTLY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE ON THE PROPERTY.
2. THE BUILDING DESIGN OF THE PROJECT SHALL EXCEED THE MINIMUM POINTS BY 6 POINTS REQUIRED BY THE BUILDING DESIGN OPTIONS OF SECTION 3.3.2 OF CHAPTER 25-2, SUBCHAPTER E, (DESIGN STANDARDS AND MIXED USE).
3. AT LEAST 75% OF THE BUILDING FRONTAGE ALONG BARTON SPRINGS ROAD OF ALL PARKING STRUCTURES SHALL BE DESIGNED FOR PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691(C) (WATERFRONT OVERLAY DISTRICT USES) OF THE CITY CODE IN GROUND FLOOR SPACES. THE PROJECT SHALL INCLUDE NO GROUND FLOOR PARKING WITHIN THE FIRST 50 FEET OF THE SITE MEASURED FROM THE RIGHT-OF-WAY OF BARTON SPRINGS ROAD.
4. THE SOUTHERN MOST FACADE OF THE PARKING GARAGE SHALL BE CONSTRUCTED WITHOUT OPENINGS.
5. HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE PLACED ABOVE THE HIGHEST OCCUPIABLE SPACE NOT EXEMPTED BY CITY CODE SECTION 25-2-531 (HEIGHT LIMIT EXCEPTIONS), AND SUCH EQUIPMENT SHALL BE SCREENED AND ORIENTED AWAY FROM NEIGHBORING RESIDENTIAL PROPERTIES. MECHANICAL EQUIPMENT SCREENING AT THE HIGHEST BUILDING LEVEL SHALL BE NO TALLER THAN 12 FEET, NO WIDER THAN 70 FEET IN THE DIRECTION PARALLEL TO BARTON SPRINGS ROAD AND OCCUPY NO MORE THAN 9000 SQUARE FEET.
6. ALL TRASH RECEPTACLES, HVAC EQUIPMENT, UTILITY METERS, LOADING AREAS AND EXTERNAL STORAGE WILL BE SCREENED FROM PUBLIC VIEW. DUMPSTERS SHALL BE LOCATED MORE THAN 65 FEET FROM THE SOUTHERN MOST PROPERTY LINE OF SITE.
7. THE DEVELOPER SHALL PROVIDE 4 STREET TREES TO BE SITED ALONG BARTON SPRINGS ROAD.
8. THE DEVELOPER SHALL PROVIDE 4 EVERGREEN TREES OF A MINIMUM TWO INCH CALIPER SIZE TO BE SITED IN CONSULTATION WITH NEIGHBORING PROPERTY OWNERS TO SCREEN THE SOUTHERN FACADE OF THE STRUCTURE.
9. THE GLAZING PERCENTAGE OF CONDITIONED SPACE FOR THE NORTH FACADE SHALL BE NO LESS THAN 70%.
10. A CANOPY SHALL EXTEND AT LEAST 10 FEET PAST THE NORTH FACADE AND BE NOT LESS THAN 60 FEET WIDE IN ORDER TO PROVIDE SHADING OF SIDEWALKS AS ENCOURAGED BY THE GREAT STREETS INITIATIVE.
11. THE HEIGHT OF THE PEDESTRIAN ORIENTED USE SPACE ALONG BARTON SPRINGS ROAD SHALL NOT BE LESS THAN 15 FEET HIGH MEASURED FROM FINISHED FLOOR TO THE TOP OF SLAB ON STORY ABOVE.
12. MAXIMUM BUILDING SETBACK ON BARTON SPRINGS ROAD SHALL BE 5 FEET.

13. THE LONG DIMENSION OF THE PORTION OF BUILDING ABOVE THE BASE WALL SHALL BE ORIENTED APPROXIMATELY PERPENDICULAR TO LADY BIRD LAKE.
14. THE USE OF HIGHLY REFLECTIVE SURFACES, INCLUDING REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS WITH A PITCH OF MORE THAN A RUN OF SEVEN TO A RISE OF 12, AND REFLECTIVE METAL WALL PANELS ARE PROHIBITED. THIS PROHIBITION DOES NOT APPLY TO SOLAR PANELS AND COPPER OR PAINTED METAL ROOFS OR PAINTED METAL WALL PANELS.
15. A SUSTAINABLE ROOF SHALL BE PROVIDED THAT MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 3.3.2 D. 4, CHAPTER 25-2, SUBCHAPTER E (BUILDING DESIGN OPTIONS) OF THE CITY CODE: FOR A MINIMUM OF 75 PERCENT OF THE TOTAL ROOF SURFACE, A SOLAR REFLECTANCE INDEX (SRI) OF 78 OR HIGHER FOR A ROOF WITH A SLOPE OF 2:12 OR LESS, OR 29 OR HIGHER FOR A ROOF WITH A SLOPE GREATER THAN 2:12.
16. THE PROJECT SHALL INCORPORATE SECTION 3.3.2.D.2. a, b, and c, CHAPTER 25-2, SUBCHAPTER E (OPTIONS TO IMPROVE BUILDING DESIGN; PRIMARY ENTRANCE DESIGN) OF THE CITY CODE.
17. THE WIDTH OF ANY PORTION OF THE BUILDING ABOVE THE BASE WALL WHICH IS ORIENTED APPROXIMATELY PARALLEL WITH LADY BIRD LAKE SHALL BE NO GREATER THAN 100 FEET AND SHALL NOT EXTEND FOR MORE THAN 80 FEET SOUTH OF THE NORTHERN PROPERTY LINE AT THE 100 FEET MAXIMUM WIDTH. SEE FIGURE "A".
18. THE MAXIMUM WIDTH OF THE SOUTHERN MOST FACADE OF ANY PORTION OF THE BUILDING ABOVE THE BASE WALL SHALL BE NO GREATER THAN 72 FEET.

C. TRANSPORTATION

1. ACCESSIBILITY FOR PERSONS WITH DISABILITIES SHALL BE PROVIDED TO A DEGREE EXCEEDING APPLICABLE LEGAL REQUIREMENTS BY INCREASING THE AMOUNT OF ACCESSIBLE PARKING SPACES AND BY ENSURING THAT NO SLOPE WITHIN THE PUD EXCEEDS A SLOPE GREATER THAN 1 UNIT RISE AND 12 UNITS RUN.
2. BICYCLE PARKING SHALL BE PROVIDED IN THE PARKING GARAGE, AND AN ON-SITE SHOWER FACILITY SHALL BE PROVIDED FOR EMPLOYEES OF OWNERS OR TENANTS OF THE PROJECT, OR CYCLISTS WHO HAVE BEEN GRANTED ACCESS TO ON SITE SECURE BICYCLE PARKING BY THE OWNER OF THE PROPERTY. TOTAL BIKE PARKING SPACES WITHIN THE PROJECT SHALL BE A MINIMUM OF 94 SPACES. A PORTION OF SUCH BICYCLE PARKING SHALL BE LOCATED WITHIN THE PARKING GARAGE, SHALL CONTAIN PARKING FOR A MINIMUM OF 56 BICYCLES, AND SHALL BE LOCATED IN A GATED AND SECURED AREA ON THE GROUND FLOOR OF THE PARKING GARAGE AT REAR OF SITE, SUBJECT TO APPROVAL OF SUCH LOCATION BY THE CITY OF AUSTIN.
3. GREAT STREETS PROGRAM TREATMENTS SHALL BE PROVIDED, CONSISTENT WITH APPLICABLE CITY OF AUSTIN APPROVED CRITERIA MANUALS, IN THREE DISTINCT ZONES AS FOLLOWS: TREE AND FURNITURE ZONE AT SIDEWALK ALONG BARTON SPRINGS ROAD SHALL BE 10 FEET; CLEAR ZONE AT SIDEWALK ALONG BARTON SPRINGS ROAD SHALL BE 10 FEET AND; SUPPLEMENTAL ZONE AT SIDEWALK ALONG BARTON SPRINGS ROAD SHALL BE 20 FEET.
4. GATED ROADWAYS ARE PROHIBITED IN THE PUD.

D. ENVIRONMENTAL

1. THE TRACT SHOWN HEREON LIES WITHIN ZONES "AE" AND "AO" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0445G.
2. THE PROJECT SHALL COMPLY WITH SECTION 25-7-92 (ENCROACHMENT OF FLOODPLAIN PROHIBITED), 25-7-152 (DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY) OF THE CITY CODE, AND SECTION 25-12-3, BUILDING CODE APPENDIX G 102.3 (FLOOD – RESISTANT CONSTRUCTION).
3. THE PROJECT SHALL MEET OR EXCEED A TWO STAR LEVEL ACCORDING TO AUSTIN ENERGY'S GREEN BUILDER PROGRAM AS OF THE DATE OF THIS ORDINANCE (SEE EXHIBIT "E").
4. THE PROJECT SHALL EXCEED THE MINIMUM CITY OF AUSTIN LANDSCAPING REQUIREMENTS. 100% OF THE LANDSCAPING OF THE ENTIRE PUD AREA SHALL UTILIZE PLANT MATERIAL RECOMMENDED IN THE CITY OF AUSTIN "PREFERRED PLANT LIST" AND THE GROW GREEN NATIVE AND ADAPTIVE LANDSCAPE PLANT GUIDE. INVASIVE PLANTS ARE PROHIBITED AS SHOWN ON EXHIBIT "D".
5. AN INTEGRATED PEST MANAGEMENT PLAN (IPM) WILL BE PROVIDED FOR THE ENTIRE PUD AREA.
6. WATER QUALITY IMPROVEMENTS SHALL BE CONSTRUCTED ON THE SITE MEETING ALL CODE REQUIREMENTS FOR TREATING THE STORM WATER RUN-OFF FROM THE SITE. THE OWNER WILL NOT REQUEST APPROVAL TO DEPOSIT A NONREFUNDABLE CASH PAYMENT WITH THE CITY INSTEAD OF PROVIDING WATER QUALITY CONTROLS.
7. RAIN GARDENS, PERVIOUS PAVEMENT ON SIDEWALKS, AND RAINWATER HARVESTING SHALL BE INCLUDED IN THE WATER QUALITY PLAN APPLICABLE TO THIS PROJECT.
8. THE PROJECT SHALL CONTAIN OPEN SPACE OF AT LEAST 20 PERCENT.

EXHIBIT D
Grow Green Native and Adapted Landscape Plants
Invasive Species/Problem Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucooides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

Abelia, Glossy *Abelia grandiflora*
Agarita *Berberis trifoliata*
Agave (Century Plant) *Agave sp.*
American Beautyberry *Callicarpa americana*
Artemisia *Artemisia 'Powis Castle'*
Barbados Cherry *Malpighia glabra*
Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
Basket Grass (Sacahuista) *Nolina texana*
Black Dalea *Dalea frutescens*
Bush Germander *Teucrium fruticans*
Butterfly Bush *Buddleia davidii*
Butterfly Bush, Woolly *Buddleia marrubiifolia*
Coralberry *Symphoricarpos orbiculatus*
Cotoneaster *Cotoneaster sp.*
Eleagnus *Eleagnus pungens*
Esperanza/Yellow Bells *Tecoma stans*
Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
Fragrant Mimosa *Mimosa borealis*
Holly, Burford *Ilex cornuta 'Burfordii'*
Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
Jasmine, Primrose *Jasminum mesnyi*
Kidneywood *Eysenhardtia texana*
Lantana, Native *Lantana horrida*
Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
Mock Orange *Philadelphus coronarius*
Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
Oleander *Nerium oleander*
Palmetto *Sabal minor*
Prickly Pear *Opuntia engelmannii var. lindheimeri*
Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
Rose, Lamarne *Rosa 'Lamarne'*
Rose, Livin' Easy *Rosa 'Livin' Easy'*
Rose, Marie Pavie *Rosa 'Marie Pavie'*
Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
Rose, Mutabilis *Rosa 'Mutabilis'*
Rose, Nearly Wild *Rosa 'Nearly Wild'*
Rose, Old Blush *Rosa 'Old Blush'*
Rose, Perle d'or *Rosa 'Perle d'or'*
Rock Rose *Pavonia lasiopetala*
Rosemary *Rosmarinus officinalis*
Sage, Mountain *Salvia regia*
Sage, Texas (Cenizo) *Leucophyllum frutescens*
Senna, Lindheimer *Cassia lindheimeriana*
Southern Wax Myrtle *Myrica cerifera*
Sumac, Evergreen *Rhus virens*
Sumac, Fragrant (Aromatic) *Rhus aromatica*
Texas Sotol *Dasyliirion texanum*
Turk's Cap *Malvaviscus arboreus*
Yucca, Paleleaf *Yucca pallida*
Yucca, Red *Hesperaloe parviflora*
Yucca, softleaf *Yucca recurvifolia*
Yucca, Twistleaf *Yucca rupicola*

Perennials

Black-eyed Susan *Rudbeckia hirta*
 Bulbine *B. frutescens* or *caulescens*
 Bush Morning Glory *Ipomoea fistulosa*
 Butterfly Weed *Asclepias tuberosa*
 Butterfly Weed 'Mexican' *Asclepias curassivica*
 Cast Iron Plant *Aspidistra elatior*
 Chile Pequin *Capsicum annuum*
 Cigar Plant *Cuphea micropetala*
 Columbine, Red *Aquilegia canadensis*
 Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
 Coreopsis *Coreopsis lanceolata*
 Daisy, Blackfoot *Melampodium leucanthum*
 Daisy, Copper Canyon *Tagetes lemmonii*
 Damiantia *Crysactina mexicana*
 Fall Aster *Aster oblongifolius*
 Fern, River *Thelypteris kunthii*
 Firebush *Hamelia patens*
 Gaura *Gaura lindeheimeri*
 Gayfeather *Liatris mucronata*
 Gregg Dalea *Dalea greggii*
 Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
 Honeysuckle, Mexican *Justicia spicigera*
 Hymenoxys (Four Nerve Daisy) *Tetraneuris scaposa*
 Indigo Spires *Salvia 'Indigo Spires'*
 Iris, Bearded *Iris albicans*
 Iris, Butterfly/Bicolor (African) *Dietes sp.*
 Lamb's Ear *Stachys byzantina*
 Lantana *Lantana x hybrida* (many varieties)
 Lantana, Trailing *Lantana montevidensis*
 Marigold, Mexican Mint *Tagetes lucida*
 Obedient Plant, Fall *Physostegia virginiana*
 Oregano, Mexican *Poliomintha longiflora*
 Penstemon *Penstemon sp.*
 Phlox, Fragrant *Phlox pilosa*
 Pink Skullcap *Scutellaria suffrutescens*
 Plumbago *Plumbago auriculata*
 Poinciana, Red Bird of Paradise, Pride of Barbados *Caesalpinia pulcherrima*
 Primrose, Missouri *Oenothera macrocarpa*
 Purple Coneflower *Echinacea purpurea*
 Ruellia *Ruellia brittoniana*
 Sage, Cedar *Salvia roemeriana*
 Sage, Jerusalem *Phlomis fruticosa*
 Sage, Majestic *Salvia guaranitica*
 Sage, Mealy Blue *Salvia farinacea*
 Sage, Mexican Bush *Salvia leucantha*
 Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
 Sage, Russian *Perovaskia atricplifolia*
 Sage, Scarlet or 'Tropical' *Salvia coccinea*
 Salvia, Gregg (Cherry Sage) *Salvia greggii*
 Shrimp Plant *Justicia brandegeana*
 Texas Betony *Stachys coccinea*
 Verbena, Prairie *Verbena bipinnatifida*
 Yarrow *Achillea millefolium*
 Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
Bluestem, Bushy *Andropogon glomeratus*
Bluestem, Little *Schizachyrium scoparium*
Fountain Grass, Dwarf *Pennisetum alopecuroides*
Indian Grass *Sorghasturm nutans*
Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
Muhly, Bamboo *Muhlenbergia dumosa*
Muhly, Big *Muhlenbergia lindheimeri*
Muhly, Deer *Muhlenbergia rigens*
Muhly, Gulf *Muhlenbergia capillaris*
Muhly, Seep *Muhlenbergia reverchonii*
Sideoats Grama *Bouteloua curtipendula*
Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
Carolina Jessamine *Gelsemium sempervirens*
Coral Vine *Antigonon leptopus*
Crossvine *Bignonia capreolata*
Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
Lady Banksia Rose *Rosa banksiae*
Passion Vine *Passiflora incarnata*
Trumpet Vine *Campsis radicans*
Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
Frogfruit *Phyla incisa*
Horseherb *Calyptocarpus vialis*
Leadwort *Plumbago Ceratostigma plumbaginoides*
Liriope *Liriope muscari*
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
Oregano *Origanum vulgare*
Periwinkle, Littleleaf *Vinca minor*
Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
Santolina (Lavender Cotton) *Santolina chamaecyparissus*
Sedge, Berkeley *Carex tumulicola*
Sedge, Meadow *Carex perdentata*
Sedge, Texas *Carex texensis*
Sedum (Stonedrop) *Sedum nuttallianum*
Silver Ponyfoot *Dichondra argentea*
Woolly Stemodia *Stemodia lanata*
(*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
Buffalo '609', 'Stampede', 'Prairie'
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'
Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- | | |
|--|-------------------|
| • Arizona Ash | Mimosa |
| • Azalea (not adapted to Austin soils) | Mulberry, Paper |
| • Boxelder | Photinia, Chinese |
| • Camellia | Siberian Elm |
| • Chinaberry | Silver Maple |
| • Chinese Privet | Sweetgum |
| • Chinese Tallow | Sycamore |
| • Cottonwood | Tree of Heaven |
| • Ligustrum | |
| • Lombardy Poplar | |

2010 Multi-Family Rating Scorecard

Signify intent of measures by entering points in Yes, Maybe, or No column.



Category	Measure	Available Points	Yes	Maybe	No	
BASIC REQUIREMENTS	1	Current Regulations	0			
	2	Transportation Alternatives - Bicycle Use	0			
	3	Building Energy Performance	0			
	4	Residential Mechanical Systems	0			
	5	Tenant Education	0			
	6	Testing/Building Systems Commissioning	0			
	7	Building Water Use Reduction - Metering	0			
	8	Building Water Use Reduction	0			
	9	Irrigation Water Reduction	0			
	10	Low VOC Paints and Coatings	0			
	11	Filtration for Indoor Air Quality	0			
	12	Moisture Prevention	0			
	13	Storage and Collection of Recyclables	0			
	14	Construction Waste Management	0			
	All Measures are Required	0	Req'd			
SITE	1.1	Environmental Sensitivity	2			
	1.2	Desired Development Area	4			
	2	Brownfield Redevelopment	1			
	3	Site Characteristics Study	1			
	4.1	Public Transportation	1			
	4.2	Parking Capacity	1			
	4.3	Electric Vehicle Charging Station	1			
	5	Site Disturbance	1			
	6	Heat Island Reduction	1			
	7	Light Pollution Reduction	1			
	8	Accessibilty	1			
	9	Outdoor Environmental Quality	1			
	10	Integrated Pest Management	1			
11	Diverse, Walkable Communities	1				
12	Bicycle Storage	1				
	Site Subtotal	19				

EXHIBIT E

Category	Measure	Available Points	Yes	Maybe	No
ENERGY	1 Energy Efficient Building	12			
	2 Green Energy	1			
	3 On-Site Renewable Energy	4			
	4 Additional Commissioning	1			
	5 District Cooling	1			
	6 High Efficiency Clothes Washers	1			
	Energy Subtotal	20			
WATER	1 Irrigation Water Minimization	3			
	2 Indoor Potable Water Use Reduction	4			
	3 Central Laundry	2			
	Water Subtotal	9			
INDOOR ENVIRONMENTAL QUALITY	1 Indoor Air Quality Monitoring	1			
	2 Indoor Chemical & Pollutant Sources	1			
	3 Daylighting	1			
	4 Views to Outside	1			
	5 Thermal Comfort	1			
	6.1 Sealants and Adhesives	1			
	6.2 Flooring System	1			
	6.3 Composite Wood and Agrifiber Products	1			
	6.4 Insulation	1			
	7 Humidity Control	1			
8 Acoustic Quality	1				
9 Outdoor Pollutant Sources	1				
10 Construction Indoor Air Quality	1				
	Indoor Environmental Quality Subtotal	13			

Category	Measure	Available Points	Yes	Maybe	No
MATERIALS & RESOURCES	1 Additional Construction Waste Management	1			
	2-1 Building Reuse - Envelope and Structure	2			
	2-2 Building Reuse - Interior Non-Structural Elements	1			
	3 Exterior Wall Materials	1			
	4 Durable Floor Materials	1			
	5 Low VOC Paints, Coatings, Adhesives, and Sealants	1			
	6 Interior & Exterior Mtls.	7			
7 PVC and Phthalate Free	2				
	Materials & Resources Subtotal	16			
Equity	1 Housing Affordability	3			
	2 Access to Information	1			
	3 Transportation Options	2			
	Equity Subtotal	6			
INNOVATION	Innovation #1	1			
	Innovation #2	1			
	Innovation #3	1			
	Innovation #4	1			
	Innovation #5	1			
	Innovation Subtotal	5			
	GRAND TOTAL MAXIMUM POINTS	88	0	0	0

AEGB Multi-family Ratings:

- 1 Star** Basic Requirements
- 2 Star** 29-35 points
- 3 Star** 36-42 points
- 4 Star** 43-56 points
- 5 Star** 57 or more points

2010 Commercial Rating Scorecard Planner

Signify intent of measures by entering points in Yes, Maybe, or No column.



Category	Measure	Available Points	Yes	Maybe	No
BASIC REQUIREMENTS	Plans and Specifications	0			
	Current Regulations	0			
	Building Systems Commissioning	0			
	Building Energy Use Efficiency	0			
	Building Water Use Reduction	0			
	Low VOC Interior Paints and Coatings	0			
	Storage and Collection of Recyclables	0			
	Construction Waste Management	0			
	All Measures are Required	0	Req'd		
	TEAM	Integrated Project Design	1		
Team Subtotal		1			
SITE	Environmental Sensitivity	2			
	Desired Development Area	4			
	Diverse, Walkable Communities	1			
	Brownfield Redevelopment	1			
	Site Characteristics Study	1			
	Public Transportation	1			
	Bicycle Use	1			
	Parking Capacity	1			
	Electric Vehicle Charging Station	1			
	Protect or Restore Habitat	1			
	Beneficial Open Space	1			
	Access to Local and Regional Produce	1			
	Additional Heat Island Reduction	1			
	Light Pollution Reduction	1			
	Integrated Pest Management	1			
	Site Subtotal	19			
ENERGY	Additional Energy Use Efficiency	12			
	Green Energy	1			
	Renewables	2			
	Additional Commissioning	1			
	District Cooling	1			
	Energy Subtotal	17			

Category	Measure	Available Points	Yes	Maybe	No
WATER	Irrigation Water Minimization	3			
	Indoor Potable Water Use Reduction	5			
	Water Subtotal	10			
INDOOR ENVIRONMENTAL QUALITY	Indoor Air Quality Monitoring	1			
	Indoor Chemical & Pollutant Sources	1			
	Green Housekeeping	1			
	Daylighting	1			
	Views to Outside	1			
	Individual Controllability	1			
	Sealants and Adhesives	1			
	Flooring System	1			
	Composite Wood and Agrifiber Products	1			
	Insulation	1			
	Moisture Protection	1			
	Acoustic Quality	1			
	Outdoor Pollutant Control	1			
	Construction Indoor Air Quality	1			
	Indoor Environmental Quality Subtotal	14			
MATERIALS & RESOURCES	Additional Construction Waste Management	1			
	Building Reuse - Envelope and Structure	2			
	Building Reuse - Interior Non-Structural Elements	1			
	Salvaged Materials	2			
	Recycled Content	2			
	Texas Sourced Materials	2			
	Certified Wood	1			
	PVC and Phthalate Free	1			
	Low VOC Paints, Coatings, Adhesives, and Sealants	1			
Materials & Resources Subtotal	13				
EDUCATION	Educational Outreach	1			
	Education Subtotal	1			

Category	Measure	Available Points	Yes	Maybe	No
INNOVATION	Innovation #1	1			
	Innovation #2	1			
	Innovation #3	1			
	Innovation #4	1			
	Innovation #5	1			
	Innovation Subtotal	5			
GRAND TOTAL MAXIMUM POINTS		80	0	0	0

AEGB Commercial Ratings:

- 1 Star** Basic Requirements
- 2 Star** 30-36 points
- 3 Star** 37-43 points
- 4 Star** 44-58 points
- 5 Star** 59 or more points